

020.A

0001

0403.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

483,600 / 483,600

USE VALUE:

483,600 / 483,600

ASSESSED:

483,600 / 483,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 18 |        | HAMILTON RD, ARLINGTON |

**OWNERSHIP**

Unit #: 403

Owner 1: MEADOWS JULIE A

Owner 2:

Owner 3:

Street 1: 18 HAMILTON ROAD #403

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: COHEN PETER A -

Owner 2: -

Street 1: 18 HAMILTON ROAD #403

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 934 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

|                                 |                 |             |     |                           |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
|---------------------------------|-----------------|-------------|-----|---------------------------|-----------------|------|-----|-------------------------------|------------|-----|-----|----------------------|------|-------|------------|------------------------------------|-----------------------------|------------|--|
| <b>EXTERIOR INFORMATION</b>     |                 |             |     | <b>BATH FEATURES</b>      |                 |      |     | <b>COMMENTS</b>               |            |     |     | <b>SKETCH</b>        |      |       |            |                                    |                             |            |  |
| Type: 7                         | - Condo Garden  |             |     | Full Bath: 2              | Rating: Average |      |     | 646-3935, Building Number 18. |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Sty Ht: 1                       | - 1 Story       |             |     | A Bath:                   | Rating:         |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| (Liv) Units: 1                  | Total: 1        |             |     | 3/4 Bath:                 | Rating:         |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Foundation: 3 - Brick or Stone  |                 |             |     | A 3QBth:                  | Rating:         |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Frame: 2 - Steel                |                 |             |     | 1/2 Bath: 0               | Rating: Average |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Prime Wall: 7 - Brick           |                 |             |     | A HBth:                   | Rating:         |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Sec Wall: %                     |                 |             |     | OthrFix:                  | Rating:         |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Roof Struct: 4 - Flat           |                 |             |     | <b>OTHER FEATURES</b>     |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Roof Cover: 1 - Asphalt Shgl    |                 |             |     | Kits: 1                   | Rating: Average |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Color: BRICK                    |                 |             |     | A Kits:                   | Rating:         |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| View / Desir: W20 - WATER 20    |                 |             |     | Fpl: 0                    | Rating: Average |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| <b>GENERAL INFORMATION</b>      |                 |             |     | WSFlue:                   | Rating:         |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Grade: C - Average              |                 |             |     | <b>CONDOS INFORMATION</b> |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Year Blt: 1985                  |                 | Eff Yr Blt: |     | Location: W - Water View  |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Alt LUC:                        |                 | Alt %:      |     | Total Units:              |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Jurisdict:                      |                 | Fact: .     |     | Floor: 4 - 4th Floor      |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Const Mod:                      |                 |             |     | % Own: 0.762099981        |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Lump Sum Adj:                   |                 |             |     | Name: 35 - 6050           |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| <b>INTERIOR INFORMATION</b>     |                 |             |     | <b>DEPRECIATION</b>       |                 |      |     | <b>REMODELING</b>             |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Avg Ht/FL: STD                  |                 |             |     | Phys Cond: FR - Fair      | 25. %           |      |     | Exterior:                     |            |     |     | RES BREAKDOWN        |      |       |            |                                    |                             |            |  |
| Prim Int Wal 2 - Plaster        |                 |             |     | Functional:               | %               |      |     | Interior:                     |            |     |     | No Unit RMS BRS FL   |      |       |            |                                    |                             |            |  |
| Sec Int Wall: %                 |                 |             |     | Economic:                 | %               |      |     | Additions:                    |            |     |     | 1 4 2 0              |      |       |            |                                    |                             |            |  |
| Partition: T - Typical          |                 |             |     | Special:                  | %               |      |     | Kitchen:                      |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Prim Floors: 4 - Carpet         |                 |             |     | Override:                 | %               |      |     | Baths:                        |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Sec Floors: %                   |                 |             |     | Total: 25.3 %             |                 |      |     | Plumbing:                     |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Bsmnt Flr:                      |                 |             |     | Basic \$ / SQ: 325.00     |                 |      |     | Electric:                     |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Subfloor:                       |                 |             |     | Size Adj.: 1.14239836     |                 |      |     | Heating:                      |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Bsmnt Gar:                      |                 |             |     | Const Adj.: 1.25949597    |                 |      |     | General:                      |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Electric: 3 - Typical           |                 |             |     | Adj \$ / SQ: 467.625      |                 |      |     | Totals                        |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Insulation: 2 - Typical         |                 |             |     | Other Features: 42827     |                 |      |     | 1 4 2                         |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Int vs Ext: S                   |                 |             |     | Grade Factor: 1.00        |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Heat Fuel: 1 - Oil              |                 |             |     | NBHD Inf: 1.35000002      |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Heat Type: 3 - Forced H/W       |                 |             |     | NBHD Mod:                 |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| # Heat Sys:                     |                 |             |     | LUC Factor: 1.00          |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| % Heated: 100                   | % AC: 100       |             |     | Adj Total: 647445         |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| Solar HW: NO                    | Central Vac: NO |             |     | Depreciation: 163804      |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| % Com Wal                       | % Sprinkled     |             |     | Depreciated Total: 483641 |                 |      |     |                               |            |     |     |                      |      |       |            |                                    |                             |            |  |
| <b>MOBILE HOME</b>              |                 |             |     | Make: [ ] Model: [ ]      |                 |      |     | Serial #:                     |            |     |     | Year: [ ] Color: [ ] |      |       |            |                                    |                             |            |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                 |             |     |                           |                 |      |     |                               |            |     |     |                      |      |       |            | <b>PARCEL ID</b> 020.A-0001-0403.0 |                             |            |  |
| Code                            | Description     | A           | Y/S | Qty                       | Size/Dim        | Qual | Con | Year                          | Unit Price | D/S | Dep | LUC                  | Fact | NB Fa | Appr Value | JCod JFact                         | Juris. Value                |            |  |
| More: N                         |                 |             |     |                           |                 |      |     |                               |            |     |     |                      |      |       |            | Total Yard Items: [ ]              | Total Special Features: [ ] | Total: [ ] |  |